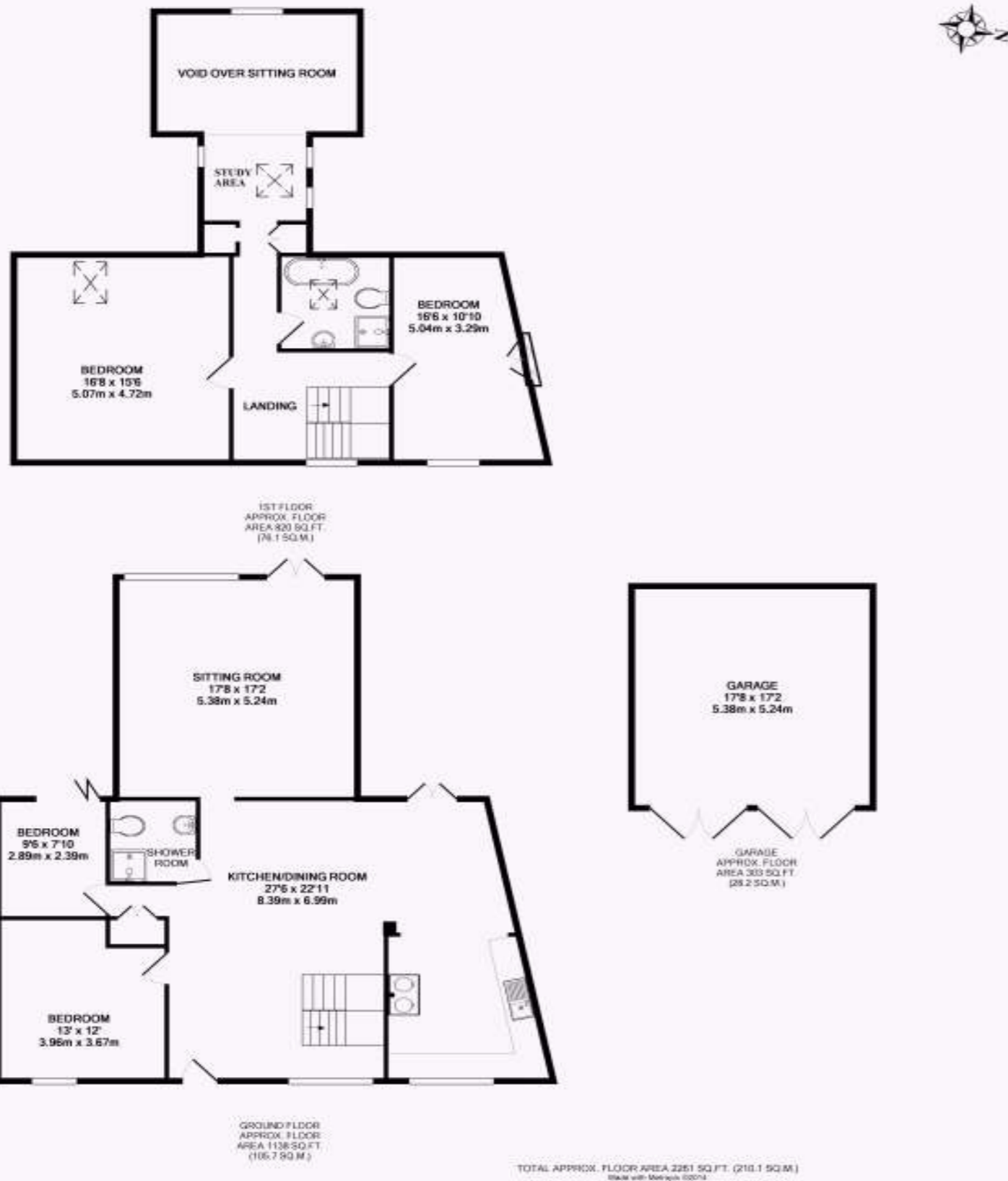


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



**Stilstead Farm, Tonbridge Road,
 East Peckham , Kent, TN12 5LQ**

£675,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

As soon as you enter this delightful attached barn conversion you will realise that it is set apart from the rest with its' stylish presentation, light and bright, generously sized rooms and semi-rural location. Walk into the 30' x 23' dining/reception hall and the sense of space will impress you together with the living room with feature mezzanine level. Add to this the luxury, contemporary styled, fitted kitchen in a cream high gloss finish with large feature window and Aga (available by separate negotiation) and you are sure to be impressed! There is a study/bedroom 4 and further double bedroom to the ground floor along with a luxury wet room. On the first floor you will find two double bedrooms, stylish bathroom with contemporary bath and the mezzanine study area. In our view the property offers exceptionally spacious, family accommodation and benefits from being sold with NO CHAIN.

OUTSIDE

Immediately adjacent to the property is an enclosed courtyard with a high screening wall giving a great deal of privacy.....just perfect for outside entertaining in the warmer months. Parking is a synch with space for several cars and there is also the advantage of a double open oak framed garage with temporary door. In addition, accessed via a gate from the parking area is your own area of garden with views over adjoining farmland.



THE LOCAL AREA

The property is situated in a delightful semi-rural location being just over a mile from East Peckham village with shops for everyday needs and a local primary school. Tonbridge town centre is approximately six miles distant and offers excellent shopping, restaurants and recreational facilities as well as a Medieval castle with the river Medway flowing through the sports ground and an indoor/outdoor swimming pool. The town offers a comprehensive range of schooling for all age groups both state and private. the nearest mainline station is at Paddock Wood with connections into London Charing Cross and Cannon Street.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the traffic lights turn right into Borden/Hadlow road (A26) After approximately two miles turn right into Three elm lane signposted Golden Green. Continue through Golden Green onto the Tonbridge Road and Stilstead Farm entrance will be found on the right hand side. follow the private drive to the end then turn left and the property will be situated on the right.

PLEASE NOTE: In accordance with the recent changes to Money laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: C

Council Tax Band: C

